

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**

THAT MLJ PROPERTIES, LLC IS THE OWNER OF PARTS OF LOTS 10-14, SECTION 7, B & O LAND COMPANY, 1ST DIVISION, BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 1 INCLUSIVE AND 7 THRU 14 TO 7 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY CYNTHIA CROCKETT HOLMES, GAYLE CROCKETT MUSE, RONALD IRVEN CROCKETT AND TYSON CASEY BY DEED DATED SEPTEMBER 18, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA AS INSTRUMENT NUMBER 130002794.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION ORDINANCE AS AMENDED TO DATE AND HEREBY VACATE LINES 10-13, 9-14 AND 3-6 SHOWN DOTTED HEREON.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

*[Signature]* 11/7/13  
 TONY RIPPEE - MEMBER DATE  
 MLJ PROPERTIES, LLC  
 INST. #130002794

STATE OF VIRGINIA OF SALEM TO WIT:

I, GREGORY S. TAYLOR, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT TONY RIPPEE, MEMBER MLJ PROPERTIES, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS DAY OF NOV 2013.

*[Signature]*  
 NOTARY PUBLIC, DATE & SEAL  
 REGISTRATION #: 7510514

Gregory S. Taylor  
 Notary Public - ID 7510514  
 Commonwealth of VA  
 My Com. Exps. February 28, 2015

**GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF SALEM.
4. THE PROPERTY SHOWN HEREON WAS ZONED RSF (RESIDENTIAL SINGLE FAMILY) AS OF THE DATE OF THIS PLAT.

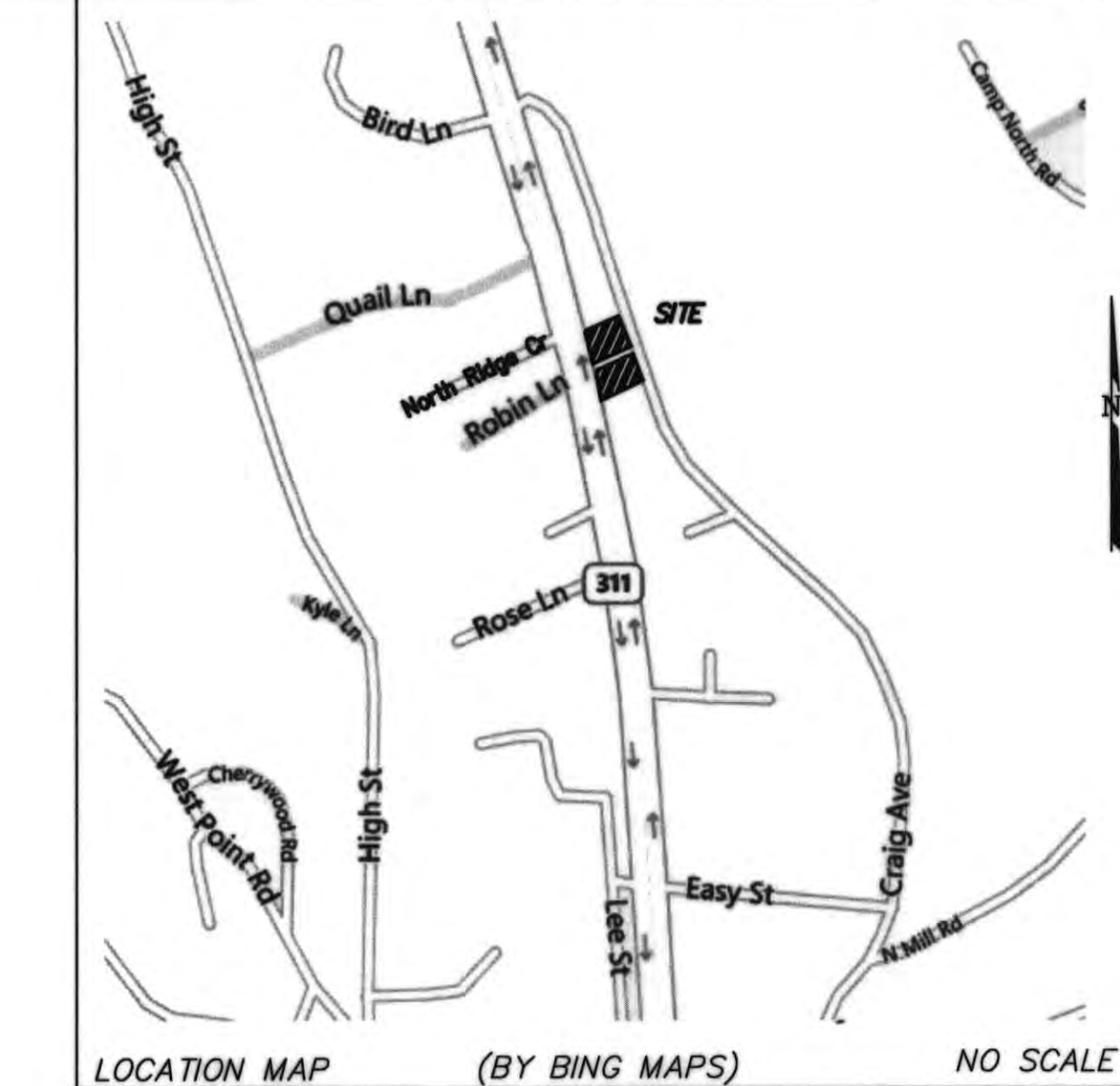
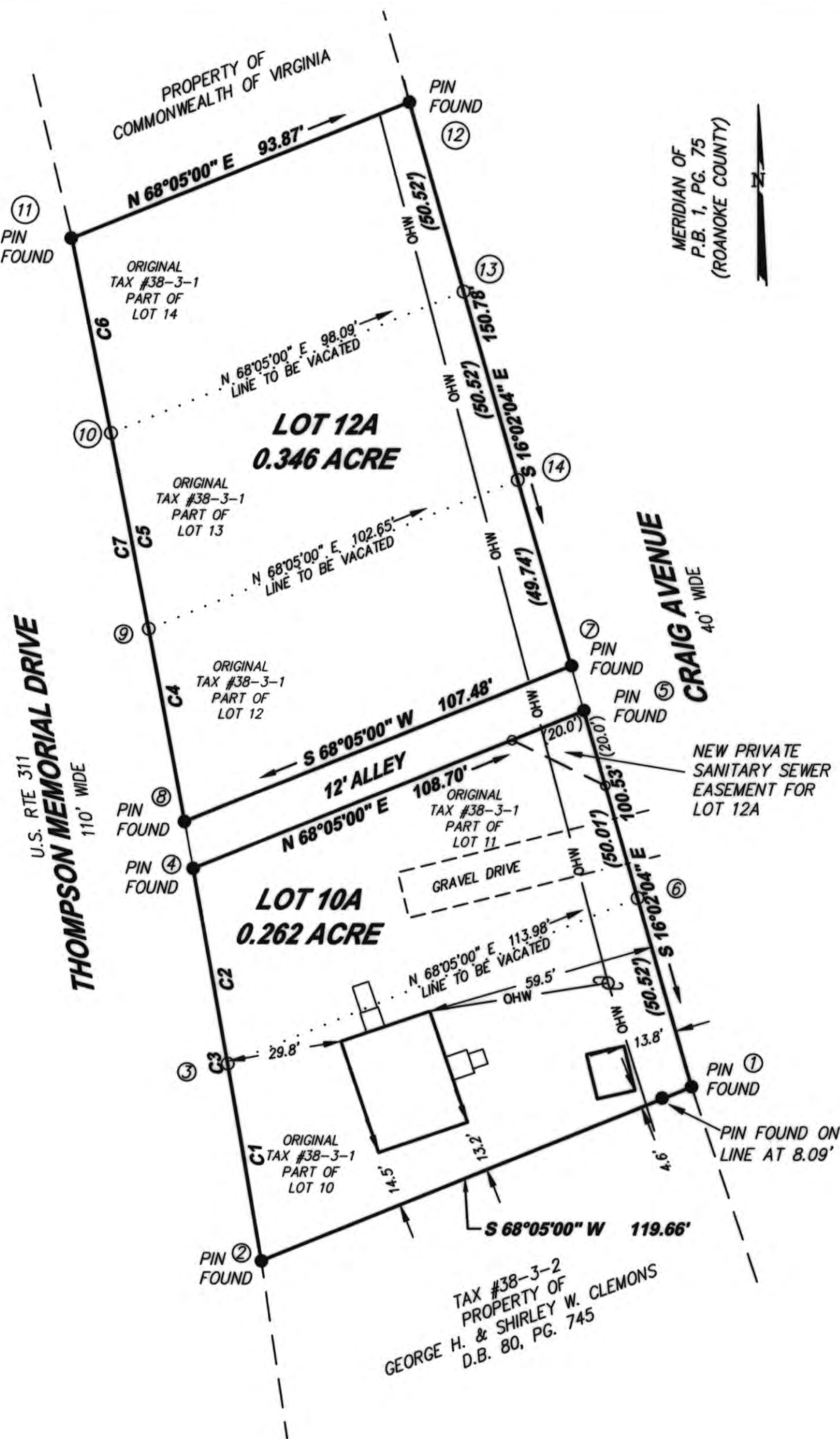
**CITY OF SALEM APPROVAL:**

APPROVED:  
*[Signature]* 11/7/13  
 JAMES E. TALIAFERRO, II, P.E., L.S. DATE  
 EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION

*[Signature]* 11/7/2013  
 CHARLES E. VAN ALLMAN, JR., P.E., L.S. - CITY ENGINEER DATE  
 CITY OF SALEM, VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:04 O'CLOCK P.M. ON THIS 13th DAY OF Nov 2013.

TESTE:  
 CHANCE CRAWFORD  
 CLERK  
 BY: *[Signature]*  
 DEPUTY CLERK

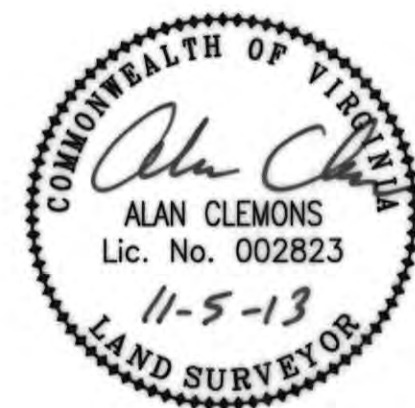


**REFERENCE MAPS:**

1. PHYSICAL IMPROVEMENT SURVEY FOR HAMP MAXWELL AND TONY RIPPEE BY PARKER DESIGN GROUP DATED JULY 2, 2013.

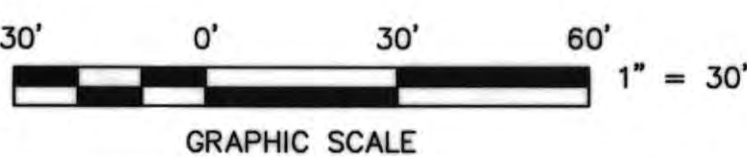
**LEGEND:**

- MONUMENT FOUND
- DEEDED CORNER
- ⊕ UTILITY POLE
- OHW- OVERHEAD WIRE



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. MLJ PROPERTIES, LLC THE OWNER OF RECORD, SEE INST. #130002794.

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	51.42'	7692.44'	25.71'	0°22'59"	N 9°43'13" W	51.42'
C2	50.82'	7692.44'	25.41'	0°22'43"	N 10°08'03" W	50.82'
C3	102.24'	7692.44'	51.12'	0°45'41"	N 9°54'34" W	102.24'
C4	50.47'	7692.44'	25.23'	0°22'33"	N 10°34'10" W	50.47'
C5	51.20'	7692.44'	25.60'	0°22'53"	N 10°56'53" W	51.20'
C6	51.13'	7692.44'	25.57'	0°22'51"	N 11°19'45" W	51.13'
C7	152.79'	7692.44'	76.40'	1°08'17"	N 10°57'02" W	152.79'



PLAT OF SURVEY FOR  
**MLJ PROPERTIES, LLC**  
 SHOWING THE RESUBDIVISION OF PARTS OF LOTS 10 THRU 14, SECTION 7 B & O LAND COMPANY, 1ST DIVISION - P.B. 1, PG. 37 (ROANOKE COUNTY) CREATING HEREON LOT 10 A (0.262 ACRE) AND LOT 12A (0.346 ACRE) SITUATE BETWEEN THOMPSON MEMORIAL DRIVE & CRAIG AVENUE CITY OF SALEM, VIRGINIA SCALE: 1"=30

TAX #: 38-3-1  
 DRAWN: REC  
 DATE: NOVEMBER 5, 2013  
 W.O.: 13-0075:02  
 816 Boulevard Salem, Virginia  
**parker**  
 DESIGN GROUP  
 Phone: 540-387-1153  
 Fax: 540-389-5767  
 www.parkerdgm.com  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS